Minutes of
GAINESVILLE ECONOMIC DEVELOPMENT CORPORATION

Gainesville Civic Center *311 S Weaver St* *Gainesville, Texas 76240*

3:00 P.M., December 3, 2025

A regularly scheduled meeting of the Gainesville Economic Development Corporation was held on Wednesday December 3, 2025, at 3:00 P.M. at the offices of the GEDC at 311 South Weaver, Gainesville, Texas 76240.

BOARD MEMBERS PRESENT: Martin Phillips, Joey Anderson, Randy Jones, and Matthew Dickson

BOARD MEMBERS ABSENT: Lauri Johnson, Chris Hamilton, and Andrew Mozeleski

EX-OFFICIO MEMBERS PRESENT: Darin Alred, David Moore and Mark Scruggs

EX-OFFICIO MEMBERS ABSENT: Dr. DesMontes Stewart and Tom Sledge

CITY REPRESENTATIVES PRESENT: Tommy Moore and Barry Sullivan

STAFF PRESENT: Arleene Loyd – EDC Director, Diane Johns – EDC Admin Officer

GUESTS ATTENDING: None

CALL MEETING TO ORDER: Martin Phillips called the meeting to order at 3:00pm.

INVOCATION: The invocation was given by Barry Sullivan

PUBLIC COMMENTS: None

CONSENT AGENDA: The minutes of the November 19, 2025 were presented to the Board for consideration.
MOTION BY: __Randy Jones_____
SECOND BY: __Matthew Dickson_____
__4___AYES, ___0___ NAYS, ___3____ ABSENT, __0____ ABSTENTIONS

STAFF REPORTS:

OLD BUSINESS

JC Millwork
Still working on leaks at JC Millwork, daily!
LH2 decided not to lease our lot at 2601 Airport Drive

PROSPECTS
Responding to a large data center request. Site visit on Friday. Will have virtual meeting next week.

KOSTONE Shower Division-
Currently manufactured in China. Gainesville will be the US location. 2nd largest manufacturer behind Kohler of bath products.
Met with TXDOT regarding entrance
Met with City regarding building in a floodplain.
Pentex cannot provide power so I have contacted ONCOR
Still working on city utilities
$250 Million CapX
Phase 1 3 mfg bldg., 140,000 sf
Phase 2 Office warehouse
Employees – 30-45
No incentives for county

Project Bread Basket – Gainesville is still in consideration as a location
$175 - $200 Million CapX
150-200 employees with average wage at $85,000 Highly automated
New Market Tax Credits will be important along with other incentives

GRANT PROGRAMS:
Application for 305 E California (Remax office) was presented at 11/05 board meeting. It is pending current photos, proof of insurance and an all clear from code compliance. Measurements assessed max out at $25,000. Work desired is for awnings with estimated cost of $3,550 which would be a payout of $1,775. Application was approved to move forward with exception that no logo's are allowed on awnings.

MOTION BY: __Randy Jones_____
SECOND BY: __Joey Anderson_____
__4___AYES, ___0___ NAYS, ___3____ ABSENT, __0____ ABSTENTIONS

The following applications were approved to be paid by the Board with GEDC Resolutions.

- 109 N Rusk (Salon) - Check issued for $8,090.
  MOTION BY: __Joey Anderson_____
  SECOND BY: __Randy Jones_____
  __4___AYES, ___0___ NAYS, ____3___ ABSENT, __0____ ABSTENTIONS

- 108 N Commerce (Old Ritz building)- Check issued for $7,285.
  MOTION BY: __Randy Jones_____
  SECOND BY: __Joey Anderson_____
  __4___AYES, ___0___ NAYS, ___3____ ABSENT, __0____ ABSTENTIONS

- 114 E Main (United Way) - Check issued for $10,334.70.
  MOTION BY: __Matthew Dickson _____
  SECOND BY: __Randy Jones_____
  __4___AYES, ___0___ NAYS, ___3____ ABSENT, __0____ ABSTENTIONS

COMMITTEE REPORT ON BY-LAWS – drafts of the minutes are being worked on will get the committee together for finalizing the last 10% to get ready to present to board.

COMMITTEE REPORT ON FAÇADE GRANT –A draft of an updated version of the application was presented to the Board for review. It is to be shared with Board via Dropbox for any additional comments.

NEW MEMBER- appointed to the GEDC Board December 2nd - Welcome Matthew Dickson to the GEDC Board – Commercial Realtor in Dallas area

CONVENE INTO EXECUTIVE SESSION at 3:13pm:

Adjourn into closed or executive session to discuss the following:

- Under Government Code 551.074 – Deliberations Regarding Personnel

RECONVENE INTO OPEN SESSION at 3:56pm – NO ACTION TAKEN IN EXECUTIVE SESSION.

ADJOURN MEETING: With no further business before the GEDC Board, Martin Phillips adjourned the meeting of the Gainesville Economic Development Corporation at 3:56pm.

December 16th – Special Called Meeting for discussion in executive session to deliberate regarding personnel

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Martin Phillips, President